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# Long Lake / Spring Meadows Homeowners Newsletter

Website: [llsmha.org](http://llsmha.org)

April 2008

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## Board contact information:

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| <i>President</i> , Lisa Taylor-Nalette                                  | 248-828-1635 | <i>Vice President</i> , Sandy Paci  | 248-813-1611 |
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## Board members:

Alex Ignasiak, Richard Kruszewski, Matt Kukla, and Roger Labataille

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## **A MESSAGE FROM THE PRESIDENT – LISA TAYLOR-NALETTE**

Happy spring to all!

After our long and snowy winter, it is wonderful to hear the birds chirping and see buds on the trees. As I walk around the sub with my husband Rob, it is hard not to notice the trash blown around by the winter winds. I look forward to the clean-up that spring brings.

The Board completed the Spring Meadows mailbox project and has now gone on to a new goal of clarifying our Association documents. This is a daunting project, but we feel it is important for the future Boards of our Association. We look forward to sharing the information with you at our Annual Meeting after we have completed the initial review of the documents. This may prove to be the most important meeting we have ever held. Mark your calendar now for September 24. Please make every effort to attend.

If you are new to our Association, welcome! We look forward to meeting you at one of our events or at the Annual Meeting. Don't forget to check out our website. I hope you will "jump in" and become an active member of our Association.

## **A MESSAGE FROM THE TREASURER – ROBERTA MASTERS**

So far in 2008, Association expenses have aligned closely with the projected budget plans presented at the Annual Meeting in September 2007. There have been no unforeseen expenses incurred by the Association. While expenses have been consistent with the plan, the Board continues to be diligent in performing fiduciary responsibilities for all homeowners by collecting any outstanding annual dues and mailbox assessments. Delinquent homeowners represent less than 10% of the total association. It is unfair to those responsible homeowners who do pay on time and subsidize the others. It is for this reason that late fees have been instituted and enforced along with the Board's obligation to place a lien on the property of delinquent homeowners. If you have not paid 2008 dues to date or have an outstanding balance for the special mailbox assessment, please do so immediately to avoid further action and additional fees. A six-month reminder will be sent in April for these outstanding balances. For those who paid Association dues in a timely manner, the Board acknowledges your efforts and says THANK YOU for doing so. We also remind everyone that a dues statement is mailed in early September of each year, so look for those labeled envelopes in the mail along with an invitation to the September 24th Annual Meeting.

## **A MESSAGE FROM THE TREASURER – ROBERTA MASTERS (Continued)**

Please note that along with spring clean-up of your home and property, the Board has assigned some work to be done by an arborist to help ensure the viability of shrubs and trees on the common areas and around the pond. Proper care of the natural environment helps to ensure the property value of all homes within our Association. Thank you for understanding the need for a contractor to perform this necessary beautification in early spring. Please let a Board officer know of any concerns or problems regarding these spring clean-up efforts.

### **2007 HOLIDAY DECORATING CONTEST**

The Board asked three independent homeowners from two different subdivisions to judge the Long Lake / Spring Meadows subdivision homes for the holiday decorating contest, which was conducted on Sunday, December 16th. The judges unanimously picked the Burla Family as winners of the *"Best Holiday" theme - Gingerbread House*. Kudos goes out to the Gould Family in the category of *"Old Fashioned Holiday"*. Pictures of the winning homes are posted in the web site. The winners received a \$25 Target gift card. Congratulations to our **Holiday Decorations Winners!** There were many houses that did a great job making judging the winners a tough decision. A big "thank you" to all who made the holiday season more festive by decorating! Mark your calendar for this year's contest date: Sunday, December 14. Stay tuned for details in an upcoming Newsletter as well as the web site.

### **CONCERNS FROM HOMEOWNERS**

One of the concerns expressed by the homeowners pertains to the removal of snow from the city streets. The Board appreciates comments and feedback from the homeowners and takes appropriate action when applicable; unfortunately, in this case, the Board is unable to assist homeowners in a faster action of the removal of snow. Please note that the web site for the City of Troy ([www.ci.troy.mi.us/](http://www.ci.troy.mi.us/)) has a "News and Events" section on the home page. Within this section is an article (released on December 17, 2007, on "snow removal procedures." Excerpts from this section are noted below.

"The DPW's goal is to clear our local/subdivision streets within 48 hours following a seven to eight inch snowstorm, as we had this weekend," Assistant City Manager Brian Murphy said. "The crew will beat that goal and have the neighborhood streets cleared within 36 hours."

"There is a City policy for establishing road-clearance priorities. Prior to neighborhood streets, the first priority for the department is major city and county roads, followed by city industrial roads and then school entry roads. After those roads are cleared, plowing operations on local/subdivision streets are initiated."

"To be fair, the City rotates which local neighborhood roads get plowed first."

"If your section was plowed early in the most recent snow storm, then it may be near the end of the plowing operation for the next one," Richnak said. "As always, we appreciate your patience during winter storms and your help in supporting us as we clear roadways. It really is a team effort."

"Questions about the snow removal procedures can be directed to the Department of Public Works at 248-524-3392."

## **CONCERNS FROM HOMEOWNERS** (Continued)

Another concern homeowners brought to the Board's attention is the number of parked vehicles and trailers along the winding roads within the subdivisions. If the drivers are not careful or paying attention, a collision will occur. This has happened around the Crowfoot and Duke curve, at the "T-Stop." Spring is just around the corner. Please be cognizant of the number of additional people who will be walking, walking their dogs and children playing, riding bikes, and roller blading. Also, keep in mind that the speed limit within the subdivisions is 25 mph.

## **A MESSAGE FROM THE BOARD**

As follow-on to the November 2007 Newsletter, the Board would like to reiterate the information noted below:

Perhaps the most difficult part of our job, as Board members, is to address complaints made by you, the homeowner, pertaining to violations of the Association's Bylaws. For the past few months, we received complaints regarding homeowners who do not satisfactorily maintain the exterior of their house.

Included in the Long Lake / Spring Meadows "Building and Use Restrictions" is to insure each home is up to par. For example, shutters that are not maintained (either missing or in need of repair and paint) or sheds in the yard. Homeowners are responsible for properly maintaining the exterior of their homes. Also, to state from the City of Troy - Section PM-304.0 Exterior Structure of the Building Officials and Code Administrators of The BOCA Property Maintenance Code/1993:

"PM-304.5 Exterior Walls. All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration."

This image adds blight to the subdivision's "personality" and has a negative impact on home values. Please take the corrective steps necessary to repair, replace, or even place a fresh coat of paint to the appearance of your home; so we, as a neighborhood, can appreciate the homes that we live in, as well as, the view.

Now is the time to begin spring clean up around your home.

## **NEIGHBORHOOD NEWS**

New to the Neighborhood - *Welcome!* Documentation related to the rules of the Homeowners Association (the Bylaws) as well as the Building and Use Restrictions were signed for by the original home buyers at the closing with the developer. It is then the responsibility of the homeowner to pass on this paperwork to any future homebuyer upon sale of the property. If you are new to the neighborhood and did not receive this paperwork, please e-mail the association secretary who will make arrangements in providing you with the requested information. Also, please be sure to provide our webmaster at [register@llsmha.org](mailto:register@llsmha.org) with your contact information; i.e. name, address, home phone number, and e-mail address so we can update our records.

Welcome Wagon - Through the volunteer efforts of Becky Garity and Sandy Paci, a community Welcome Wagon has been reestablished. If you sold your home or if you would like to participate in the Welcome Wagon, please send an e-mail to [WelcomeWagon@llsmha.org](mailto:WelcomeWagon@llsmha.org). The Welcome Wagon delivers documentation pertaining to the Association.

## **NEIGHBORHOOD NEWS** (Continued)

Neighborhood Watch - It has been noticed throughout the subdivisions that some homes are unoccupied due to various reasons. This is cause for alarm from a security standpoint. If an unoccupied home is close to your home, and although the snow may have left Michigan for now, please note that residents are responsible for

clearing their own driveways and sidewalks. If you are able to shovel the driveway and/or sidewalk for an unoccupied home, it will not only benefit your home and family, but also the unoccupied home. A polite “thank you” to your neighbors is always appreciated. Please advise one of the Board members if we can help in any way. We all need to keep the subdivisions safe and secure!

Be Aware - Please continue to monitor the “box” under the postal mailbox by insuring that the box is cleared from flyers, advertisements, newspapers, etc. An empty box will alert those driving or walking in the subdivisions that homeowners want a safe neighborhood. All part of the “neighborhood watch.”

Neighborhood Directory - A neighborhood directory was published and distributed to homeowners in October 2006. If you would like a copy of the directory, please send an e-mail to [Vice-President@llsmha.org](mailto:Vice-President@llsmha.org). The directory was published to be a resource for snow removal, landscaping, lawn services, dog walking, etc., for both subdivisions. Please be assured that the information in the directory will only be distributed to homeowners belonging to this Association. If you would like to add your name, address, family information, extracurricular activities, etc., to the directory for the next publication, please send an e-mail to the secretary at [Secretary@llsmha.org](mailto:Secretary@llsmha.org), and you will be provided a form requesting this information. The Board is targeting completion of the directory in October.

Block Party - A number of homeowners have inquired if the two subdivisions could have a “block party.” The Board is asking the homeowners to respond to the question: Is this an activity worth pursuing? If so, and you would like to help in establishing the first-ever Long Lake / Spring Meadows block party, please send an e-mail to the secretary at [Secretary@llsmha.org](mailto:Secretary@llsmha.org).

## **NEIGHBORHOOD BULLETIN BOARD**

Lawn maintenance - For the last 11 years you have noticed the well manicured areas around the retention pond, the entrance to the subdivisions, and along Long Lake. And we have Frank Easlick to thank. Frank is the owner of Sterling Industrial Maintenance, LLC. If you would like to be relieved of the chore of lawn maintenance or landscaping, give Frank a call. You can reach Frank at his 24-hour pager at 586-450-0596 or call him at home at 586-465-5968.

Note: While the Board is not necessarily endorsing any particular service it contracts, we did want to extend this opportunity if you need any yard work done at your home. It is mutually beneficial if we are able to support our vendors with additional business as reward for their excellent service.

## **WEB SITE NEWS**

Please help us reduce our mailing costs by registering your e-mail address for future communications. Your e-mail address will only be used for Association updates, Newsletters, and mass mailings. The communication of dues, annual meetings, and other official Association business will continue to be done through U.S. mail. At this time, only 19 percent of the homeowners have registered. The goal of the Board is 100%. Please register by sending an e-mail to [Register@llsmha.org](mailto:Register@llsmha.org) and provide your name, full home address, and e-mail address. If your e-mail changes, please send an update to the [Register@llsmha.org](mailto:Register@llsmha.org). Think green!!

## **WEB SITE NEWS** (Continued)

Since the distribution of the November 2007 Newsletter, the Board has received two requests to advertise with the community. A nominal fee will be charged for advertising with the intent of offsetting webhosting charges. The fees for advertising will be \$5 per calendar year for minors (advertising babysitting, yard work, shoveling, dog walking, etc.) For adults and businesses, the charge will be \$10 annually. In exchange for the fee, the sponsoring businesses will be displayed on the web site and Newsletters. If you are interested in advertising, send an e-mail to [Webmaster@llsmha.org](mailto:Webmaster@llsmha.org). Advertising will be limited to businesses associated with our residents and businesses contracted by the Association. Please patronize businesses within the community.

**Music lessons** - If you are interested in private music instruction, whether it is piano, percussion or brass, contact Mark Petty at (248) 854-2419. If you would like to chat with Mark in person, you can find him at home at 5180 Standish. Mark's e-mail address is: [zenithbrass@gmail.com](mailto:zenithbrass@gmail.com).

**Dance lessons** - Grace-Anne Seip is opening a dance studio in Shelby Township at the southeast corner of 25 Mile and Shelby Road. "*Graceful Moves Dance*" will offer tap, jazz, ballet, pointe, lyrical, hip-hop, modern-contemporary, clogging, acro-tumbling, pom (cheer); as well as fitness classes; aerobics, yoga, pilates, body sculpting and cardio. All ages from toddlers age 2 to adult. Come visit the studio or call for additional information at (248) 608-2828.

Wanted -- Your Creativity - The Board is sponsoring a contest in the selection of a logo and a slogan. The selected logo and slogan will be used to identify the Association; and will be used in Newsletters, signs, directory, web site, and any correspondence sent from the Association. Please submit your suggestions via e-mail to [Contest@llsmha.org](mailto:Contest@llsmha.org). Please put the word CONTEST in the subject field. The Board is requesting all submissions be received no later than June 30, 2008.

## **UPCOMING ACTIVITIES**

Beautification Day - Whether you have or don't have a green thumb, put on your dungarees and join the Board at this year's Beautification Day - Saturday, May 17. Mark your calendar and join your neighbors in an effort to improve the entryways and islands in the cul-de-sac. Bring your gardening gloves and tools and meet the "landscape artists" at 8 am at the pond entrance on Crowfoot Drive. The more people who show up, the quicker and more tasks we can accomplish in a shorter period of time. With just a couple of hours work, the community will have beautiful landscaped areas to enjoy year around! Donuts and beverages will be provided to those who come. Direct your questions to Lisa Taylor-Nalette.

Patriotic Parade - On Friday, July 4, at 10 am, the parade winds through the subdivision to celebrate America's birthday. Wear your colors -- red, white, and blue. Decorate your bikes or plan to walk behind the fire truck. The parade starts and ends at Wass Elementary School. Refreshments will be provided at the end of the parade route.

Ice Cream Social - Sundaes will be available on Monday, July 23, from 7-9 pm in Highbury Park.

Halloween Parade - The parade is tentatively scheduled for Sunday, October 28, upon confirmation with the Troy Athens Band and Golfridge Trail Sub. Meet in front of Wass Elementary School where the parade will begin and end. Watch for details in the web site.

## **UPCOMING ACTIVITIES** (Continued)

NOTE: The parades and ice cream social event are coordinated by Stone Ridge II. Susan Fobear, Social Director of SRII, is looking for volunteers. If you plan on attending the event(s) and can help out, please contact Susan at 248-828-2963.

Long Lake / Spring Meadows Homeowners Annual Meeting - The date for this year's meeting has been scheduled for Wednesday, September 24, at 7 pm. The meeting will be held at Wass Elementary School. The meeting will give the Board the opportunity to look back at the past year's accomplishments, review expenses over the past year, detail the Association's full financial picture, and answer any questions or concerns. Feel free to reach out to a member of the Board with your inquiries. Details will be noted in the web site.

Road Rally - Details for the annual event have not been confirmed. In previous years the event has been scheduled toward the end of October or the first part of November. Watch for details in an upcoming Newsletter or on the web site.

Garage Sale - Every other year the "multiple sub-garage sale is scheduled. As the garage sale was held in 2007, we will skip 2008. However, it's not too early to begin to find a new home for your old relics located in the attic, basement, or even in the garage! Details regarding the garage sale, which will be scheduled in early 2009, will be noted in a future Newsletter and on the web site.

## **MISCELLANEOUS**

Remember, the homeowners' web site will contain the latest information regarding the activities noted above. The Board welcomes your comments, feedback, and suggestions. If you have news you would like to share in the next Newsletter or even on the web site, please communicate this information to the president at [President@llsmha.org](mailto:President@llsmha.org).

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